

CITY OF WATERVILLE

REGULAR MEETING

COUNCIL MINUTES

FEBRUARY 17, 2015

PUBLIC HEARING

6:45 P.M.

NATURAL GAS TAX INCREMENT FINANCING DISTRICT

City Manager Roy explained that this public hearing is a requirement before any vote can be taken for any proposed TIF. As required, a notice was placed in the newspaper 10 days before the hearing. Roy stated that the first vote would be taken tonight.

Roy explained that natural gas installations have value. This has been approached with a 5-year outlook, and overtime it will need to be amended. The important factors in a TIF are the term, the percentage of value being captured, the size of the district, and how the money generated will be spent. This particular TIF is being proposed for a 30 year term, with 100% value capture, and will cover the areas where the lines have already been laid. Once new areas have been installed, the TIF can be expanded to cover those.

When asked if the developer would receive any funds from this proposed TIF, Roy answered that there is the option of a credit enhancement agreement that would give payment to the developer, but that there is none proposed with this one.

Councilor O'Donnell asked if we had looked at how other communities had developed their TIFs. City Manager Roy responded that this had been discussed with the TIF Committee, and had initially thought to go with a 15 year period and 75% value capture; however, when comparing to Augusta, Winslow and Fairfield, decided to go with a 30 year term and 100% capture.

Councilor Rancourt-Thomas asked Roy to explain to what projects these funds could be used. Roy answered that funds could be used for road improvements, fire equipment, public works equipment, economic development obligations or to pay for salaries of city staff that work on the TIF.

Councilor O'Donnell asked if there was a limit to how much value we can TIF. Roy answered that the maximum is 5%. Mayor Isgro asked where we were now. City Assessor Paul Castonguay indicated that this TIF would bring us to around 3%. Castonguay added that this TIF would shelter money received from the pipeline which could be used to rebuild roads, and also shelters money from being considered in the county tax and municipal revenue sharing formulas.

Councilor White asked whether Summit paved only the section of the road that they tear up. Roy answered that they only paved the

section they disturbed. Roy explained that the district would be amended in the future to take out the roads that are done and add the roads that would be done in the next five years.

Assessor Castonguay added that most of the value is already in with the larger lines already being installed, and that the smaller areas will have less value. Castonguay continued that Waterville is easier to saturate with lines, because of its small size and density of housing. Councilor Mayhew added that poor road conditions are already an issue in the city.

When asked how much tax revenue could be expected from the gas lines this year, Castonguay answered \$200,000.

There being no comment from members of the public, the public hearing was closed at 7:00 p.m.

REGULAR MEETING

7:00 P.M.

PRESENT: NICHOLAS ISGRO, MAYOR
MIKE ROY, CITY MANAGER

COUNCILORS: CHARLES F. STUBBERT, JR., NATHANIEL WHITE,
ROSEMARY WINSLOW, SYDNEY MAYHEW, JOHN O'DONNELL,
KAREN RANCOURT-THOMAS

ABSENT: DANA BUSHEE

COMMUNITY NOTES

Councilor Rancourt-Thomas announced the Winter Carnival being held this S at the Green Street Park and invited the public to attend.

APPROVAL OF CONSENT AGENDA

CITY COUNCIL MEETING OF FEBRUARY 3, 2015

RESOLUTION 28-2015 ROLL OF ACCOUNTS NO 4

Motion Made and Seconded for Approval of Consent Agenda
Vote: All in Favor (6-0)

UNFINISHED BUSINESS

ORDINANCE 26-2015

REPEAL OF ORDINANCE 12-1989 AND ACCEPTANCE
OF THE SITE PLAN REVIEW AND SUBDIVISION
ORDINANCE

Motion Made and Seconded to Adopt

Vote: All in Favor (6-0)

Motion Made and Seconded to Take the Third Reading by
Title Only

Vote: All in Favor (6-0)

Motion Made and Seconded to Adopt

Councilors Voting Yes: Stubbert, White, Winslow,

Mayhew, O'Donnell, Rancourt-Thomas

Councilors Voting No: None

Councilors Absent: Bushee

Vote: All in Favor (6-0)

ORDINANCE 27-2015

AMENDMENT TO ZONING ARTICLE 4

Motion Made and Seconded to Adopt

Vote: All in Favor (6-0)

Motion Made and Seconded to Take the Third Reading by
Title Only

Vote: All in Favor (6-0)

Motion Made and Seconded to Adopt

Councilors Voting Yes: Stubbert, White, Winslow,

Mayhew, O'Donnell, Rancourt-Thomas

Councilors Voting No: None

Councilors Absent: Bushee

Vote: All in Favor (6-0)

NEW BUSINESS

ORDER 29-2014

DESIGNATION OF NATURAL GAS MUNICIPAL
DEVELOPMENT AND TAX INCREMENT FINANCING
DISTRICT AND ADOPTION OF RELATED
DEVELOPMENT PROGRAM

Motion Made and Seconded to Adopt

Vote: All in Favor (6-0)

MANAGER'S REPORT

City Manager Roy explained that three properties had been foreclosed upon; however the Council had waived foreclosure on one mobile home. The two other properties are a single-family on Ann Street and a two-family on Summer Street. Roy suggested that the property on Ann Street be demolished. Councilor Rancourt-Thomas agreed. Roy explained that city staff is trying to work with the owner so that they are not displaced.

Roy asked the Councilors for their approval of him soliciting bids for fuel oil and lock in, since prices are starting to increase. The councilors gave their authorization.

Motion Made and Seconded to Adjourn
Adjourned at 7:25 p.m.

City Clerk